

GATEWAY CENTRE PLANNED AREA DEVELOPMENT

CITY OF TUCSON
PLANNING DEPARTMENT

JANUARY 1983

Planned Area Developments were originally adopted as "Specific Plans" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The terms "Specific Plan (SP)" and "Specific Planned (SP) Districts" were changed to "Planned Area Development (PAD)" and "Planned Area Development (PAD) Districts" by Ordinance 9374 which was adopted by Mayor and Council on April 10, 2000. This change in title does not affect the substantive provisions for the districts as adopted.

Adopted by Mayor and Council - January 17, 1983 - Resolution 12133

FORMAL ACTION

Mayor and Council:

January 17, 1983 - Resolution No. 12133 (Adoption)
March 13, 1985 - Resolution No. 13148 (Amendment)
August 5, 1985 - Resolution No. 13269 (Amendment)
June 22, 1992 - Resolution No. 16039 (Amendment)
October 26, 1992 - Resolution No. 16142 (Amendment)
November 27, 1995 – Ordinance No. 8599 (Change of Condition of Rezoning)

HEARINGS

Mayor and Council:

January 10, 1983
January 17, 1983
May 13, 1985
August 5, 1985
June 22, 1992
October 26, 1992

Planning Commission:

December 14, 1982
December 15, 1982
April 3, 1985
June 3, 1985
April 1, 1992
September 16, 1992

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GATEWAY CENTRE PLANNED AREA DEVELOPMENT

TABLE OF CONTENTS

	Page
I. INTRODUCTION	
A. Objectives	1
B. Purpose	1
C. Relationship to City Plans	5
D. Redevelopment Plan	5
II. SPECIFIC DEVELOPMENT PLAN	
A. Plan Area Implementation	
1. Definitions	7
2. Design Guidelines	8
B. Conceptual Development Plan-Urban Core Activity Center	
1. Land Use	14
2. Access/Circulation	14
3. Open Space/Recreation	20
4. Landscape Concept	20
5. Public Facilities	23
6. Phasing	23
C. Conceptual Development Plan for Activity Center in Conjunction with Golf Course	
1. Land Use	25
2. Access/Circulation	25
3. Open Space and Recreation	26
4. Landscape Concept.....	31
5. Public Facilities	31
6. Phasing	34
7. Lighting	34
8. Noise	34
9. Methane Control	34

TABLE OF CONTENTS (contd.)

	Page
D. Development Standards	
1. Development Area 1	37
2. Development Area 2	39
3. Development Area 3	40
4. Development Area 4	41
5. Development Area 5	42
6. Development Area 6	44
7. Development Area 7	46
8. Development Area 8	48
9. Development Area 9	50
10. Development Area 10	51
E. Consistency	52
F. Procedures	
1. Application Subdivision Plats & Development Plans	52
2. Methane Control	54
3. Planned Area Development Amendment	57
III. APPENDIX	
A. Legal Description	58
B. Basic Landscaping	61
C. Amendments to the Plan	65

GATEWAY CENTRE - LIST OF EXHIBITS

	Page
1. Location Map	2
1a. Neighborhood Map.....	3
2. Redevelopment Map	4
3. Concept Plan for Urban Core Activity Center	13
4. Principal Land Uses	16
5. Circulation	17
6. Typical Street Cross Sections	18
7. Recreation/Open Space Concept	21
8. Landscape Concept	22
9. Conceptual Phasing Plan	24
10. Concept Plan for Activity Center in Conjunction with Golf Course	27
11. Principal Land Uses	28
12. Circulation Concept of Golf Course Land Use	29
13. Recreation/Open Space Concept	30
14. Typical Street Cross Section	32
15. Landscape Concept	33
16. Conceptual Phasing Plan	35
17. Principal Land Uses	36

GATEWAY CENTRE - LIST OF TABLES

	Page
1. Statistical Summary of Land Uses Permitted	19

Plan Background

A significant portion of the site was previously utilized as a source for extraction of aggregate and subsequently as a sanitary landfill. These previous uses rendered part of the site a potential health and safety hazard because of deep excavation, methane gas migration and unstable soils.

However, much of the site was prime developable land. If not for the hazards which had an overstraining effect on the entire site, there is no doubt it would have developed relative to the City's expansion and growth rate rather than sit idle and nonproductive.

Given the property's central location and the control plans approved to mitigate/minimize the restrictive elements associated with the property, the owner/developer initiated a planning effort that implemented development and provided a mechanism to guide the eventual development of a mix of land uses over the entire site. In January, 1983, the effort *Gateway Centre Planned Area Development* was adopted.

(Two years later, a redevelopment plan effecting approximately 166 acres of the Centre was designed and adopted. For information related to the *Redevelopment Plan*, please refer to this book's main index.)

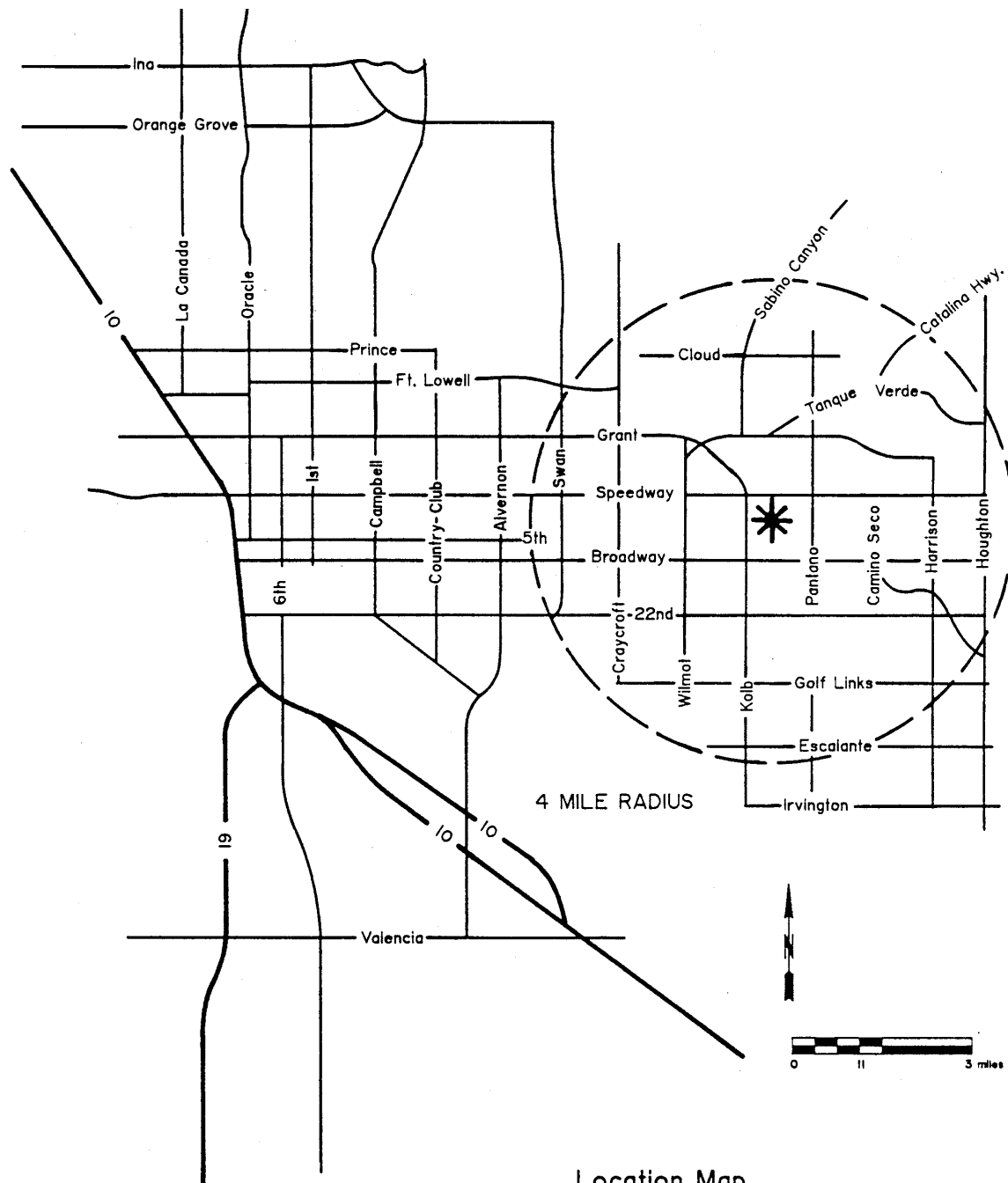
INTRODUCTION

- A. Several objectives have been defined to guide future development and to create a mix of land uses which will be harmonious in its setting and, at the same time, meet standards of open space, circulation, intensity of use, and development character. In addition to creating a high intensity activity center to expand the employment base of Tucson, the project objectives include the following:
1. To create a focal core which establishes open space features and provides recreation amenities in concert with high intensity development.
 2. To develop land uses logically from west to east on the property (considering clustering, massing, and intensity of scale), achieving continuity of design and establishing a sense of identity.
 3. To set the urban character by employing a variety of architectural designs and by assuring continuity through coordinated landscaping, signage, street furniture, and lighting.
 4. To provide a loop circulation system designed to facilitate intensive urban use functions integrated with the surrounding major street system.
 5. To ensure protection from flooding through site grading and design and to maximize recreational opportunities, especially along the (Pantano) River Park, through a system of trails and other linkages.

The feasibility and implementation of Gateway Centre are enhanced by the fact that the property has been consolidated and is controlled by a single entity. Development within the planned area development area will be strictly reviewed through State and municipal regulations.

B. Purpose of the Planned Area Development

The most suitable control mechanism to implement development in Gateway Centre is the *Planned Area Development*, which, when adopted by City legislative action, serves both a planning function and a regulatory function. The *Planned Area Development*, as a result, becomes an implementation tool of the City's adopted *General Plan Land Use Element*.



Location Map

Exhibit I

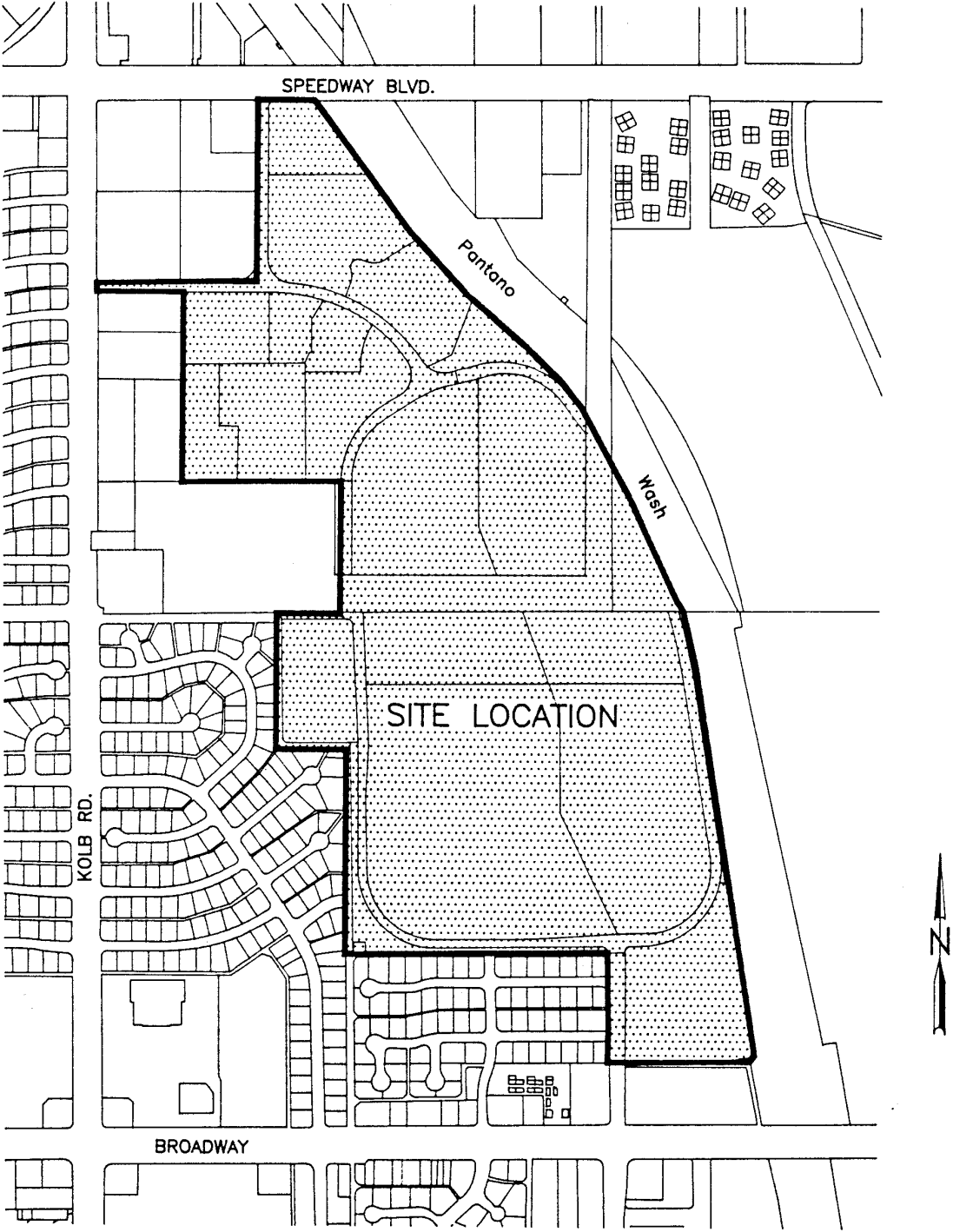


Exhibit A-1

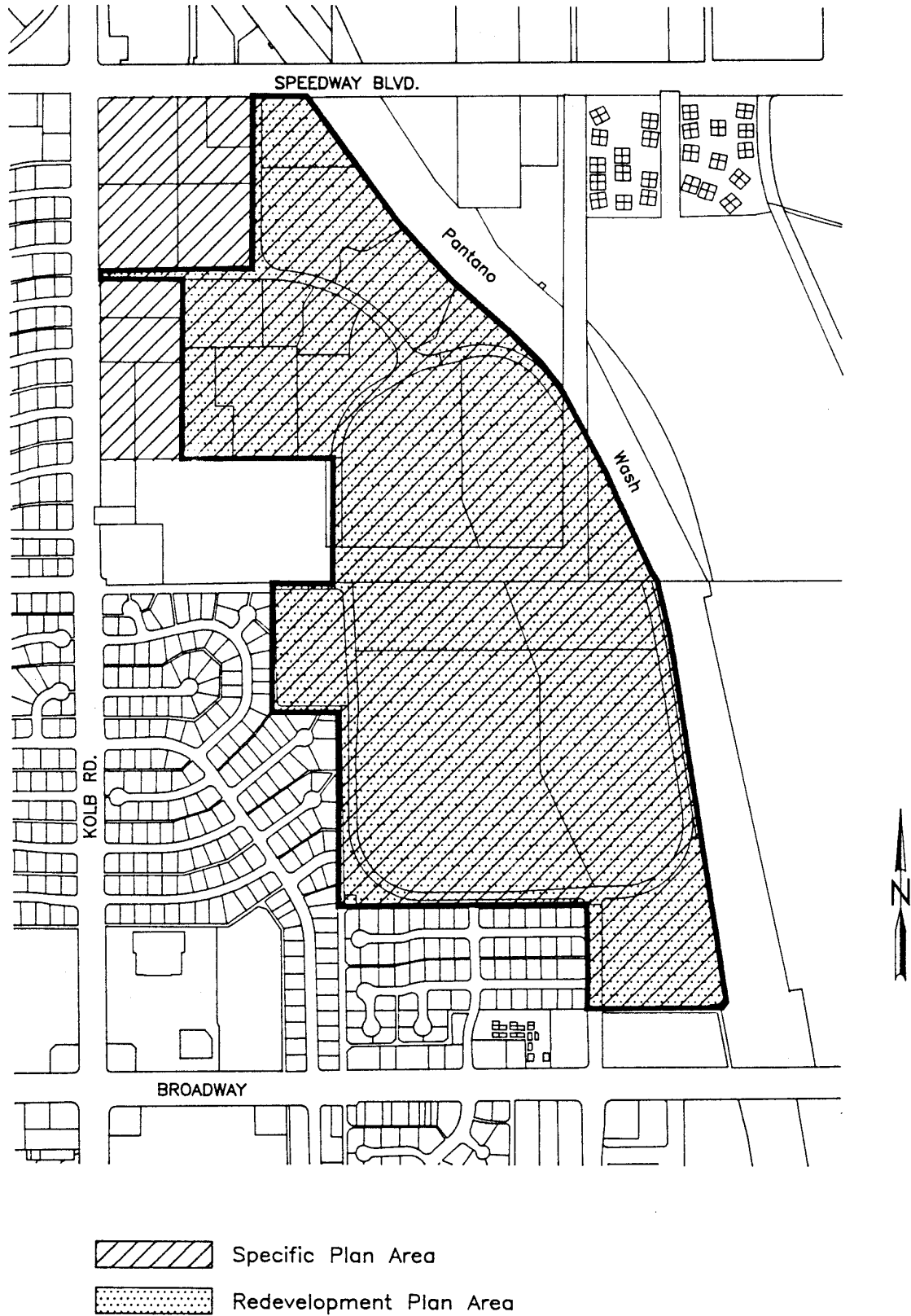


Exhibit 2

The *Gateway Centre Planned Area Development*, when adopted, establishes the time, location, intensity and character of development to take place. It functions as a general blueprint of future development, a site specific document focusing on the physical characteristics of the site and the development standards which will guide development within the *Plan* area.

C. Relationship to City Plans

The primary objective of the *Gateway Centre Planned Area Development* is to implement the City's *General Plan* through the translation of the City's broader development policies into design concepts and development controls tailored to the Planned Area Development area. All City policies, standards, criteria and procedures are incorporated by reference into this *Planned Area Development*, except where deviations are warranted to improve design quality, flexibility, or harmony as specified in this document.

D. Gateway Centre Redevelopment Project Redevelopment Plan

The *Gateway Centre Redevelopment Plan* encompasses approximately 166 acres of the 182 acre *Gateway Centre Planned Area Development* land parcel. See Exhibit 3 for redevelopment area boundary.

Objectives of the *Redevelopment Plan* for this project area, as they relate to definitive local objectives regarding appropriate land uses, provision of housing to meet special needs, elimination of threats to public health and safety, reduction of municipal and county expenditures and fostering of economic growth in the community and the proposed land uses and building requirements in the redevelopment project area, include the following:

1. To conform with the *General Plan* for the City of Tucson with respect to land use, including intensified development in "activity centers."
2. To support joint efforts of other public agencies, private landowners and City departments in restoring former solid waste disposal sites (SWDS) to a safe and stable condition through the encouragement of appropriate and compatible uses, coupled with facilities and operating programs designed to mitigate environmental hazards.
3. To augment community-wide recreational resources by implementing a system of "riverpark" pedestrian and bicycle pathways in landscaped public access easements along major washes per the *Tucson General Plan Parks, Recreation, Open Space and Trails* element.
4. To encourage excellence of design and provision of publicly accessible, landscaped open spaces.

5. To demonstrate design and construction techniques which promote efficient energy usage.
6. To create a focal core which establishes open space features and provides recreation amenities in concert with high intensity development.
7. To develop land uses logically from west to east on the property (considering clustering, massing, and intensity of scale), achieving continuity of design and establishing a sense of identity.
8. To set the urban character by employing a variety of architectural designs and by assuring continuity through coordinated landscaping, signage, street furniture and lighting.
9. To provide a loop circulation system designed to facilitate intensive urban use functions integrated with the surrounding major street system.
10. To ensure protection from flooding through bank protection, site grading and design and to maximize recreational opportunities, especially along the (Pantano) River Park, through a system of trails and other linkages.
11. To reduce crime and disturbances which are sometimes associated with blighted areas and large parcels of vacant land in urban areas.